



SCANNED

आंध्र प्रदेश ANDHRA PRADESH  
 S.No. 36191 Date 21/06/2006 Rs. 100/-  
 Name Anand S. Mehta  
 S/o. S/o. W. Suresh U. Mehta  
 For Whom Self scribed

K. SHIVAYAS  
 S.V.L. No. 26/98, R.No. 39/2004  
 City Civil Court,  
 SECUNDERABAD.

A 607169

**AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY  
WITH POSSESSION**

This Agreement of Sale cum General Power of Attorney is made and executed on this the 21<sup>st</sup> day of June 2006 at Secunderabad by and between:

**SRI SAJJA VENKATESWARA RAO**, SON OF SRI SUBBA RAO, aged about 40 years, Occupation: Agriculture, resident of Jandrapet Post, Chirala Tq., Prakasam District, hereinafter referred to as "VENDOR", which term shall mean and include its successors in office, administrators, executors/nominees/assignee etc.

**AND**

**SRI ANAND S. MEHTA**, SON OF SRI SURESH U. MEHTA, aged about 28 years, resident of Plot No. 21, Bapu Bagh Colony, P. G. Road, Secunderabad- 500 003, hereinafter referred to as the "PURCHASER" which term shall mean and include its successors in office, administrators, executors/nominees/assignee etc.

**WHEREAS:**

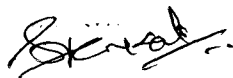
- A. The VENDOR is the absolute owners and possessors of Plot No. 19 in Sy. No. 74, admeasuring 325 sq. yds., or 271.1 sq. mts. (out of Ac. 1-19 Gts.) situated at Cherlapally Village, Ghatkesar Mandal, Kapra Municipality, R. R. District by virtue of sale deed dated 21<sup>st</sup> June 1988, registered as document no. 5260/88 with the office of the Sub-Registrar, Uppal, R. R. District (hereinafter this plot No. 19 is referred to as Scheduled Land) and is more particularly described at the foot of the document and in the enclosed plan.
- B. The VENDOR has offered to sell the scheduled land free from encumbrances for a total sale consideration of **Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only)** and the PURCHASER agreed to purchase the same for the said consideration.
- C. The VENDOR has also agreed to give a General Power of Attorney in favour of the PURCHASER in respect of the scheduled land.

**NOW THEREFORE THIS AGREEMENT OF SALE CUM GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:**

1. The VENDOR has agreed to sell to the PURCHASER the Scheduled Land for a total consideration of **Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only)**.
2. In pursuance of this Agreement Of Sale Cum General Power Of Attorney the PURCHASER paid the entire consideration amount of **Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only)** by cash towards sale consideration to the VENDOR, having received the same acknowledged in a separate stamped receipt.
3. The VENDOR covenants that she is the possessor of the Scheduled Land and entitled to deal with the said property and there is no legal embargo to alienate the Scheduled Land and to transfer all the rights.
4. The VENDOR hereby declares that they have not entered into any agreement or executed any deed prior to this sale agreement.
5. The VENDOR hereby agrees and bind themselves to indemnify and keep indemnified, the PURCHASER at all times in respect of all loss, expenses and cost to which the PURCHASER may be put on account of all or any of the recitals contained herein to be incorrect with respect to title, interest, ownership, etc., of the Scheduled Land or on account of any hindrance caused to the PURCHASER in peaceful enjoyment of the Scheduled Land either by the VENDOR or by any one else claiming through them.
6. The VENDOR is responsible to clear off arrears of taxes charges levies, rates etc., if any that are due to payable in respect of Demised Portion as on date of delivery of possession of the Demised Portion to the PURCHASER.



7. The vacant physical possession of the Scheduled Land has been handed over to the PURCHASER by the VENDOR on this day.
8. The PURCHASER shall bear all expenses such as stamp duty, registration etc., in respect of this agreement of sale cum general power of attorney and subsequent sale deeds.
9. The VENDOR is in pursuance of this agreement the VENDOR has agreed to execute GPA in favour of the PRCHASER.
10. This Agreement of Sale cum General Power of Attorney shall be an irrevocable agreement.
11. The VENDOR hereby authorizes the said PURCHASER to do the following acts in the name and on behalf of the VENDOR namely:
  - a) To enter into sub-contract for the sale of the said property for any consideration which he deems reasonable in his absolute discretion and receive the earnest money and acknowledge the receipt of the same.
  - b) To sell the said property to the Sub-Agreement Holder or his / her nominee or nominees or his/her nominee or nominees.
  - c) To execute the sale deed or sale deeds in favour of the Sub-Purchaser or Purchasers, receive the consideration money to present the sale deed or deeds execute by him in favour of the Sub-Purchaser or Purchasers before the concerned registering office, admit execution and receipt of consideration and procure the registration of the said deeds.
  - d) To execute, sign and file all the statements, petitions, applications and declarations etc., necessary for and incidental to the completion of registration of the said sale deed / deeds.
  - e) To appear and act in all courts, civil, criminal revenue whether original or appellate, in the Registration and other offices of the State and Central Government and of Local Bodies in relation to the said property.
  - f) To sign and verify plaints, written statements, petitions of claim and objections of all kinds and file them in such courts and offices and to appoint Advocates and other legal practitioners to file and receive back documents to deposit and withdraw money and grant receipt in relation to the said property.
  - g) To execute mortgage deed, pledge, hypothecate and execute such other documents / deeds / agreements that are required for purposes of raising finances from various institutions, banks, etc.



- h) Generally to act as the Attorney or Agent of the VENDOR in relation to the said property in relation to the matter aforesaid and to execute and do all deeds, acts and things in relation to the said property as fully and effectually in all respects as the VENDOR himself would do if personally present.
- i) The VENDOR for himself, his heirs, executors, successors, legal representatives, administrators and assignees hereby ratify and confirm and agree to ratify and confirm all the acts, deeds, and things lawfully done by the said Attorney namely and PURCHASER in pursuance of these presents.
12. The land is not an assigned land within the meaning of A.P. Assigned lands (Prohibition of Transfers) Act 9 of 1977 and that the said property does not belong to and is not under mortgage to Government or their Agencies / Undertakings.
13. The VENDOR hereby declare that there are no Mango Trees / Coconut Trees / Betal Leaf Gardens / Orange Groves or any such other gardens; that there are no mines or quarries of granites or such other valuable stones; that there are no machinery, no fish pounds etc., in the lands now being transferred; that if any suppressions of facts is notices, at a future date, the VENDOR will be liable for prosecution as per law, besides payment of deficit duty.


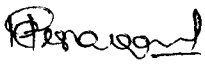
**SCHEDULE OF LAND**

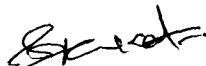
All that the vacant Plot No. 19 in Sy. No. 74, admeasuring 325 sq. yds., or 271.1 sq. mts. (out of Ac. 1-19 Gts.,) situated at Cherlapally Village, Ghatkesar Mandal, Kapra Municipality, R. R. District and bounded by:

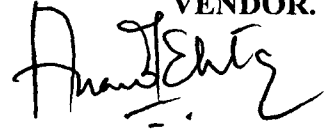
North	: Plot No. 18
South	: 30' wide road
East	: 40' wide road
West	: Plot No. 16

**IN WITNESS WHEREOF** the Parties hereto have set their hands to this Deed of Agreement of Sale cum General Power of Attorney out of their own free will and consent on the date first above mentioned in the presence of the following witnesses:

**WITNESSES:**

1. 
2.   
(K. R. Reddy)

  
(SAJJA VENKATESWARA RAO),  
VENDOR.

  
(ANAND S. MEHTA),  
PURCHASER.

**REGISTRATION PLAN SHOWING**

PLOT NO. 19,

**IN SURVEY NOS.** 74

**SITUATED AT**

CHERLAPALLY VILLAGE, GHATKESAR

**MANDAL, R. R. DIST.**

**VENDOR:** SRI SAJJA VENKATESWARA RAO, SON OF SRI SUBBA RAO

**VENDEE:** SRI ANAND S. MEHTA, SON OF SRI SURESH U. MEHTA

**REFERENCE:**

**SCALE:**

**INCL:**

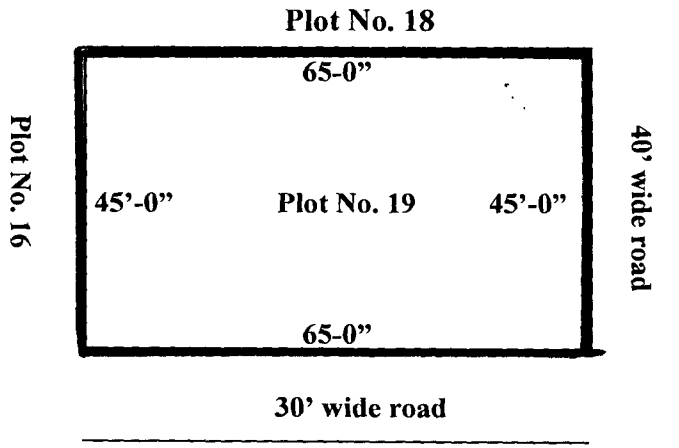
**EXCL:**

**AREA:** 325

**SQ. YDS.**

271.1

**SQ. MTRS.**



**WITNESSES:**

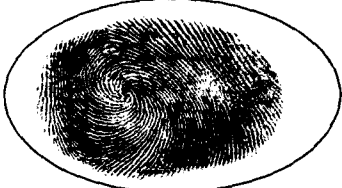
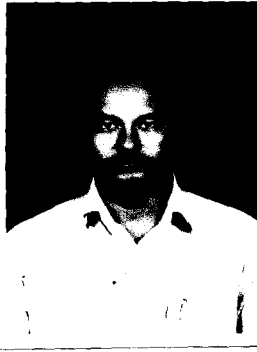
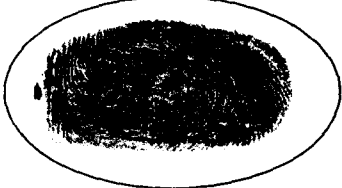

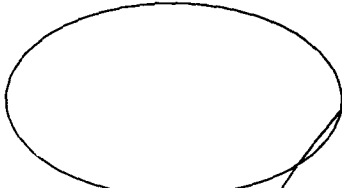
1.

2.

**SIG. OF THE VENDOR**

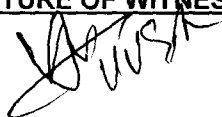
**SIG. OF THE VENDEE**

**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

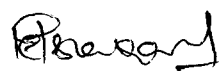
<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK &amp; WHITE</u>	<u>NAME &amp; PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
			<p><b><u>VENDOR:</u></b></p> <p><b>SRI SAJJA VENKATESWARA RAO</b> SON OF SRI SUBBA RAO RESIDENT OF JANDRAPET POST CHIRALA TQ. PRAKASAM DISTRICT</p>
			<p><b><u>PURCHASER:</u></b></p> <p><b>SRI ANAND S. MEHTA</b> SON OF SRI SURESH U. MEHTA RESIDENT OF PLOT NO. 21 BAPU BAGH COLONY P. G. ROAD SECUNDERABAD- 500 003</p>
		<div data-bbox="623 1173 879 1429" style="border: 1px solid black; padding: 5px; text-align: center;">           PHOTO BLACK &amp; WHITE         </div>	

**SIGNATURE OF WITNESSES:**

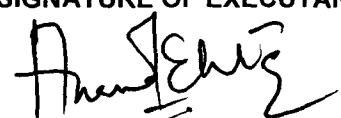
1.



2.

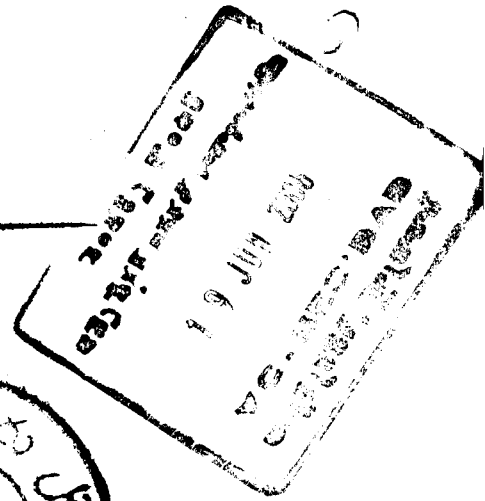


**SIGNATURE OF EXECUTANTS**

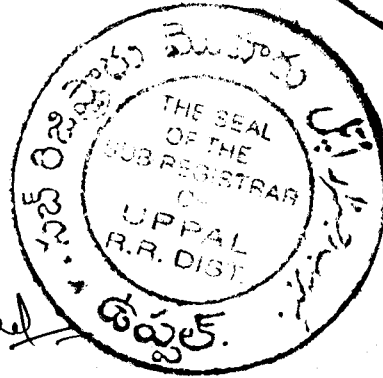


**SIGNATURE OF PURCHASER**

వ పుస్తకము... 9.11.2006... సంగ్రహము  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య... 6... ఈ కాగితపు వరుస  
 సంఖ్య... 1...



సబ్-రిజిస్ట్రారు



Handwritten signature

2006- వ సం॥... 21... నెల... 21... తేది  
 1928- వ.శా... మాసము... 21... తేది  
 పంజాబ్... మరయు... గంటల మధ్య  
 ఉప్పల్ సబ్-రిజిస్ట్రారు ఆఫీసులో

శ్రీ... S. Venkateswara Rao...  
 రిజిస్ట్రేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను  
 అనుసరించి సమర్పించవలసిన పాబ్ గ్రాఫులు  
 మరియు వేలిముద్రలతో సహా దాఖలుచేసి  
 రుసుము రూ॥... 2,000/... చెల్లించినారు.

Receipt No. 969960 Dt. 21/6/06 Vide  
 SBH, Habsiguda Branch. Sec'bad

వ్రాసి యిచ్చినట్లు ఒప్పు కొన్నది.  
 ఎడమ బ్రౌటనవ్రేలు



ఎడమ బ్రౌటనవ్రేలు



నిరూపించినది.

Handwritten signature

S. Venkateswara Rao S/o. Subba Rao, occ: agri-  
 culture, E/o. Jandrapet Post, Chirala TQ,  
 Prakasam District.

Handwritten signature

Anand S. mehta S/o. Suresh U. mehta occ:  
 Business - E/o. Pbr no. 21, Babubagh Colony  
 P.G. Road, Sec'bad

Handwritten signature and text: V.V.S. Rao PCVT-10 T. N. S. R. E. I. (C) H. N. D.

Handwritten signature and text: K. Prabhakar Reddy S/o. K. P. Reddy  
 occ: service (C) 5-4-18) 12 & 4, m. G.  
 Road, Sec'bad.

2006వ. సం॥... 21... నెల... 21... వ తేది  
 1928వ. శా.శ... మాసం... 21... వ తేది.

Handwritten signature and text: సబ్-రిజిస్ట్రారు

1 వ పుస్తకము... 9.11.2/06 సంగీత  
 దస్తావేజుల మొత్తం కాగితముల  
 సంఖ్య..... 6 ఈ కాగితపు వరుస  
 సంఖ్య..... 2

పట్-రిజిస్ట్రారు

Endorsement Under Section 42 of Act 17 of 1894  
 No. 9112 of 2006 Date 21/6/06

I hereby certify that the proper deficit  
 stamp duty of Rs. 1400/- Rupees One  
 thousand four hundred only  
 has been levied in respect of this instrument  
 from Sri S. Venkateshwar Rao  
 on the basis of the agreed Market Value  
 consideration of Rs. 162500/- being  
 higher than the consideration agreed Market  
 Value.

S.R.O. Uppal  
 dated 21/6/06

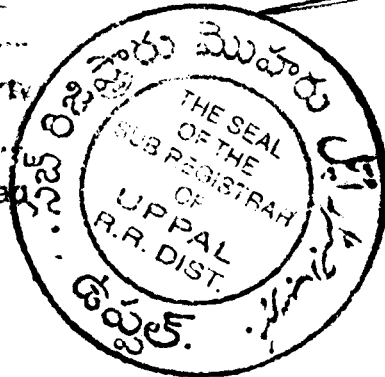
*[Signature]*  
 Sub Registrar  
 and Collector U.S. 41 & 1  
 INDIAN STAMP ACT

NOTE D.S.D. Rs. 175/- & D.R.F. Rs. - Total  
 Rs. 175/- has been collected as  
 agreed M.V of Rs. 162500/- Dt. 21/6/06.

Registration Endorsement

An amount of Rs. 1400/- towards Stamp Duty  
 including Transfer duty and Rs. 2000/-  
 towards Registration Fee was paid by the party  
 through Chalan Receipt Number 969960  
 Dated 21/6/06 at SBH Habsiguda Branch, Sec 5

*[Signature]*  
 SUB-REGISTRAR



S.B.H. Habsiguda  
 A/c No. 01000050763  
 of S.R.O. Uppal

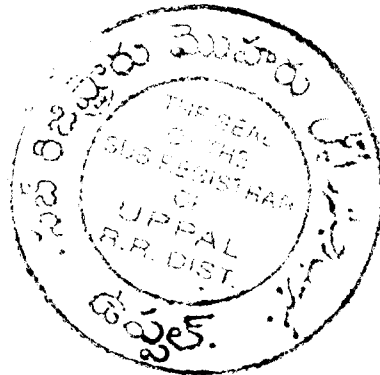


1 వ పుస్తకము 9.11.2/06 సంగళ  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య.....6 ఈ కాగితపు వరుస  
సంఖ్య.....3

సబ్-రిజిస్ట్రారు

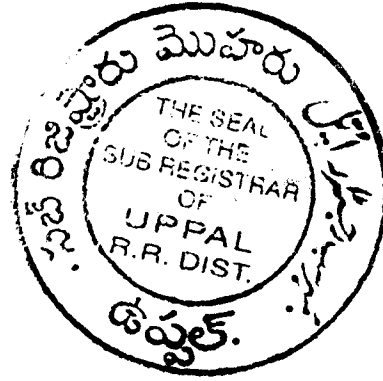
1 వ పుస్తకము సం॥ (కా.క) పు.....9.11.2/06  
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు నిమిత్తం  
గుర్తింపు నెంబరు.....9.11.2/06-1-2006 ఇవ్వడమైన  
200 ప్రొసీడ్యూర్.....నెం.21.....శీ

రిజిస్ట్రారు ఆఫీసు



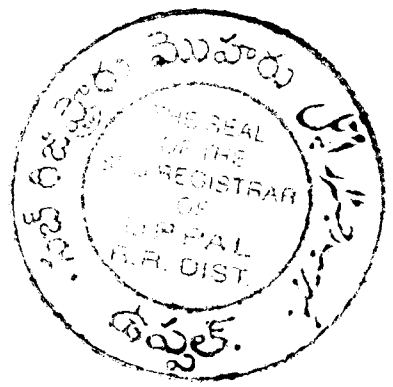
1 వ పుస్తకము..91.12/86 సంగ్రహ  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య.....6 ఈ కాగితపు వరుస  
సంఖ్య.....7.....

సబ్-రిజిస్ట్రారు




1 వ పుస్తకము...9.11.24/06 సం॥  
దస్తావేజుల మొత్తం కాగితముల  
సంఖ్య.....6. ఈ కాగితపు వరుస  
సంఖ్య.....క.....

  
సబ్-రెజిస్ట్రార్



1 వ పుస్తకము. 9.11.2/06. సంగం  
దస్తానేజుల మొత్తం కాగితముల  
సంఖ్య.....6.. ఈ కాగితపు వరుస  
సంఖ్య.....6.....

  
సబ్ రిజిస్ట్రార్

